

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE DEVELOPMENT OF A COMMERCIAL CANNABIS CULTIVATION, MANUFACTURING, DISTRIBUTION, AND ANCILLARY OPERATIONS AND ACTIVITIES ASSOCIATED WITH COMMERCIAL CANNABIS ON SIXTY (60) ACRES (AC). THE PROJECT PROPOSED THE CONSTRUCTION OF 26 ENCLOSED CULTIVATION BUILDINGS CONSISTING APPROXIMATELY 185,000 SQUARE-FEET AND 5 CANNABIS MANUFACTURING BUILDINGS CONSISTING OF APPROXIMATELY 80,000 SQUARE-FEET, FOR A TOTAL OF 265,000 SQUARE-FEET. THE PROJECT IS LOCATED SOUTHEASTERLY OF RANDSBURG-MOJAVE ROAD AND BISECTED BY TWENTY MULE TEAM PARKWAY ROAD. ASSESSOR PARCEL NUMBERS (APN): 350-140-01, WITHIN THE CITY OF CALIFORNIA CITY, CALIFORNIA.**

**I. Purpose and Authority**

Project Description:

The Project generally consists of the siting, permitting, construction, and operations of a maximum of twenty-six (26) buildings for commercial cannabis cultivation within a total of 185,000 square-foot (SF) and five (5) manufacturing buildings within a total of 80,000 SF. The total Project square-foot totals a maximum of 265,000 SF of building space within a maximum of thirty-one (31) buildings. The types of uses proposed are authorized in the M-1 zone include the cultivation, manufacturing, distribution, and ancillary activities associated with commercial cannabis cultivation. In addition, the proposed Project uses are subject to the applicable State Law and Regulations, including but not limited to California Code of Regulations (CCR) – Title 21, Division 42, under the Bureau of Cannabis Control (BCC).

The City of California City allows commercial cannabis cultivation, manufacturing, distribution, and testing facilities, as a permitted use on property zoned M-1 – Light Industrial. Commercial cannabis cultivation and manufacturing shall be permitted, in accordance with the criteria and procedures set forth Title 5, Chapter 6 of the California City Municipal Code and upon application and approval of a regulatory permit pertaining to operation of the facility including the duty to obtain any, and all, required state licenses. The proposed project is in M-1 – Light Industrial. All cannabis related activities are only permitted in the interior of enclosed structures, facilities, and buildings.

The Project is located within Section 16, of Township 32-South and Range 38-East, with the far northwest corner of the subject property located approximately 138-linear feet (LF), southeasterly from Randsburg Mojave Road. Furthermore, the southerly half of the subject property is bisected by Twenty Mule Team Parkway Road (TMTPR). The Project is an approximately sixty (60)-acre (ac) located on Assessor’s Parcel Number (APN) 350-140-01, which is the NW ¼ of the SW ¼ and the E ½ of the SW ¼ of the SW ¼ of Section 16, within the M.D.B.M., all located within the City of California City.

Table A: Land Use Summary Table

Proposed Land Use Activity	Unit #	Square Footage (ea.)	Total Square Footage
Large Greenhouse	11	10,000	110,000
Small Greenhouse	15	5,000	75,000
Small Metal Building	2	10,000	20,000
Large Metal Building	3	20,000	60,000
Retention/Detention Basins	2	59,016	59,013
Parking Spaces	199	34,029	34,029
<b>TOTAL</b>	<b>31</b>		<b>265,000*</b>

*\*Does not include area associated with retention basins and parking.*

All land uses and future buildings and structures will be consistent with both state and local regulations, including compliance with the 2019 California Building Code (CBC). 265,000\*

The Project site plan also incorporates two (2) retention basin that encompass approximately 1.4-acres; which is approximately 2.3% of the Project site. The Project will be developed in multiple phases each including approximately 100,000 SF of development area. In accordance with the CCMC, each phase will require adequate emergency access, parking, landscaping and other necessary improvements to ensure that each phase can develop independently from all others. More specifically, each phase will include the frontage improvements and the construction of a commercial driveway approach from TMTPR in order to access the Project site. Within each phase, the Project proponent shall also provide all-weather site access for emergency/fire/police access within an internal driveway that provides circulation around the entire site plan. The Project also incorporates 125 parking spaces (including those available for persons with disabilities), storage facilities, and associated ancillary cannabis manufacturing facilities.

The Project anticipates the use of municipal water infrastructure facilities, given the location of an existing water infrastructure relative to the Project site. According to Figure III-1, the Existing Water Map identifies a twenty (20")-inch water main that serves the City from a 2.5 million gallon (MG) reservoir, located in the foothills<sup>1</sup>. The city has 7 different pressure zones to maintain pressure ranges between 50 and 100 psi. One zone has pressures as high as 130 psi and the city is planning on installing a PRV to reduce this pressure. Most residential and commercial connections have pressure reducing regulators. Customer meters are typically located on the property line and the average length of customer service lines is 25-feet. All water production sources are metered, and pursuant to the City's 2015 UWMP the meters are considered highly accurate. Customer meters are also considered highly accurate as most of them have been installed, replaced, upgraded since 2009. The City maintains five (5) above ground water storage reservoirs totaling 5.85 million gallons (MG). These tanks are Reservoir B1 (2.5 MG), Reservoir C2 (1 MG), Reservoir D3 (1 MG), Reservoir E4 (1 MG) and Rancho Reservoir (0.350 MG).

The Project anticipates the use of municipal wastewater/sewer facilities, given the location of existing sewer infrastructure, relative to its location to the Project. According to Figure 4: City Density Zone Map of the City's Local Agency Management Plan (LAMP), the Project is not located within a Sewer Density Zone. However, according to Figure 6: Existing Sewer System Map, a 24-inch sewer main trunk line bisects the Project site, along the same alignment as TMTPR. Based upon the nature of the proposed development, the Project will be required to connect to the City's municipal sewer system, thus constructing an 8"-12" sewer lateral line, from the project site and within the privately developed property that will interconnect with the main trunk line within TMTPR.

**A. Type of Project:** Site Specific ; Citywide ; Community ; Policy .

**B. Total Project Area:** 60-acres (156,816,000 SF)

<b>Residential Acres:</b> 0	<b>Lots:</b> 0	<b>Units:</b> 0	<b>Projected No. of Residents:</b> 0
<b>Commercial Acres:</b> 0	<b>Lots:</b> 0	<b>Sq. Ft. of Bldg. Area:</b> 0	<b>Est. No. of Employees:</b> 0
<b>Industrial Acres:</b> 60	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 259,800 SF	<b>Est. No. of Employees (Reg):</b> 125-150
			<b>Est. No. of Employees (Harvest):</b> 250

**Other:** N/A

**C. Assessor's Parcel No(s):** 2,613,600 SF

<sup>1</sup> California City 2015 URMP Update, Chapter 3.4, Section 3.4.1 and 3.4.3, Page 19.

**D. Street References:** The proposed project is located southeasterly of Randsburg Mojave Road and bisected by Twenty Mule Team Parkway Road., APN: 350-140-01, located within California City.

**Brief description of the existing environmental setting of the Project site and its surroundings:**

The Project is approximately 60 gross acres and is located Planning Sub-Area 5 of the California City General Plan. Sub-Area 5 generally includes Section 13-16 of Township 32S, Range 38E and is bordered by the 16 Section line to the north, the City boundary to the south, 120<sup>th</sup> St. as the westerly boundary and the Section 18 line as the easterly boundary. The physical development of the project site, and the bisecting public Rights-of-Way (R/W), will be improved in order to eliminate geometric, sharp or dangerous turning movement and roadway safety issues of concern; which include, but are not limited to unsafe or dangerous road conditions, sub-standard circulation patterns and traffic geometrics, frequent dust pollution; and other similar considerations through the implementation standard development-related Conditions of Approval (COAs) and compliance with the California City Municipal Code (CCMC). Based upon the analysis contained within the incorporated Initial Study, the Project will not create a potentially significant impact, upon the surrounding environmental. The Project will be conditioned to comply with all applicable codes, regulations, and ordinances related to the Project, including but not limited to City-regulated noise level maximums, existing air quality emission thresholds, greenhouse gas emissions, vehicle miles traveled (VMT), and/or the quality of the City's water and sewer system.

The following reports and/or studies are applicable to development of the project site and hereby incorporated by reference:

- *City of California City Final General Plan 2009-2028*, City of California City, originally approved October 6, 2009 (City of California City 2009)
- *City of California City Draft Environmental Impact Report on the Redevelopment Plan for the California City Redevelopment Plan* (1998)
- *City of California City Final General Plan 2009-2028 Initial Study and Mitigated Negative Declaration* (SCH#1992062069)
- *City of California City Final Environmental Impact Report on the Redevelopment Plan from the California City Redevelopment Plan* (SCH#8715918)
- *Kern County Airport Land Use Commission (ALUC)*

This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 23000 et. seq. The City of California City will serve as the lead agency pursuant to CEQA.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

1. **Land Use:** Within the M-1, Light Industrial Zoning District.
2. **Circulation:** Twenty Mule Team Parkway Road (TMTPR) will provide the primary point of ingress and egress as the Project site is currently bifurcated by this roadway, which runs from the central-westerly portion of the Project to the northern-easterly portion of the Project site direction and ultimately intersects with 130<sup>th</sup> Street – which is orientated in a north-to-south alignment – approximately  $\frac{3}{4}$  of a mile to the east. In order to facilitate circulation, throughout the project site, and accommodate secondary access, required per the City's codified fire code, the City will require the dedication and improvement of at least two commercial driveway approaches which will intersect with TMTPR with at-least a 26-foot

commercial driveway width that will intersect TMTPR at a 90-degree angle. In addition, to ensure compliance with the City's geometric safety standards, each driveway approach shall be located no less than 200-feet from the closest driveway approach.

- 3. Multipurpose Open Space:** The Project is located within a land use transitional area, between the urbanizing areas of downtown California City and the less dense portions of the City's northeastern quadrant, which primarily includes larger lot, and less urbanized, development projects, vacant but recorded subdivisions, and rural desert. Due to the industrial agricultural nature of the Project, and the lack of substantial new populations of families, suburban housing, or the generation of new school sites, the project will not create a need for additional open space and/or active park recreational facilities that are primarily utilized by the aforementioned constituent groups. Furthermore, the Project does not preclude or remove any active parkland and/or passive open space, trails, bike paths, or other similar facilities. The project is located southwesterly of a designated conservation area and will need to address possible interface guidelines set forth by the California Department of Fish & Wildlife (CDFW) and the USFWS.
- 4. Safety:** The Project is not located upon, or within, an area of hazardous materials as detailed within the applicable state and federal resource maps. The Project is not located on any mapped area that is subject to seismic hazards that are serious enough to warrant reporting through the Department of Conservation Data Viewer. Seismic Hazards Zones can include, but not be limited to Alquist-Priolo Fault or Fault Hazard, Landslide, Liquefaction, or Ground Shaking potential zones. The Project is not located within the Sphere of Influence (SOI) or Airport Influence Area (AIA) of the California City Municipal Airport Comprehensive Land Use Plan (CLUP). According to the City's Geographic Information System (GIS), the Project is located approximately 5-miles from the closest portion of the airport runway. As such, the Project will not impact airport operations in any manner. The Project will not create any dangerous or hazardous circulation geometrics which would cause a concern for the motoring public.
- 5. Noise:** As previously mentioned, the Project is located within General Plan Sub-Area Plan 5, which is located immediately to the east of Planning Sub-area 1 and the central core area of the City. Access to this area is provided by Twenty Mule Team Parkway which has existing utilities consisting of sewer, water, and electrical power. In addition, the Southern California Gas Company is in the process of extending natural gas lines from the central core area of the City. Access to this area is provided by Twenty Mule Team Parkway which has existing utilities consisting of sewer, water, and electrical power. In addition, the Southern California Gas Company is in the process of extending natural gas lines from the central core area to the prison which is located to the south of Twenty Mule Team Parkway in the eastern portion of Planning Sub-area 5. This will allow for future development in this area to connect to natural gas service instead of the continued reliance on individual propane tanks. Planning Sub-area 5 is currently experiencing some development, consisting of residential subdivisions north of Twenty Mule Team Parkway. The proposed cannabis operation consists of low-profile buildings (typically one-story) that will operate within the compliance ranges of both state and locally mandated noise levels. The Project is located within one ¼ mile from a sensitive receptor (i.e., church, park, playground, school, pre-school, senior center, and/or nursing home facility or use that is substantially similar). As such, the Project will not generate noise impacts, in excess of the adopted standards that are comfortable to the human ear (about 65 d(BA)). The Project may create an increase in the levels of ambient noise given the adjacency to an existing area of land conservation and will need to address

possible interface guidelines set forth by the California Department of Fish & Wildlife (CDFW) and the USFWS.

6. **Housing:** The Project is located on vacant land, within the M-1 (Light Industrial Zoning District) and does not propose to remove or displace any housing, of any type that is currently located on, or adjacent to, the Project boundaries, as no dwelling units exist either on the Project site. The Project site is surrounded by vacant land in all directions, with planned commercially zoned properties located to the east, Controlled Development (O/RA) and M-1 zoning is located to the north, south, and west, with a smaller portion of property (APN: 350-153-40) being zoned as M-1, also located to the west. The Project is subject to the California City Municipal Code (CCMC), Articles 21 and 29, which requires all cultivation buildings to be located at-least 200-feet from any residentially zoned property; however, no residential zoning currently exists or is anticipated to be changed on, near, or adjacent to the Project site. The nearest residential zoning (R-3) is located on APN: 350-040-35 and is in excess of 1,300 linear-feet (LF) from the closest boundary of the Project site. According to City records, no residential projects exist at this location. As such, the Project complies with the City's distance requirements.
7. **Air Quality:** The Project will not substantially increase the baseline air quality emissions resulting from either the construction or operations of the cannabis cultivation and manufacturing facility. The Project is not anticipated to produce pollutants of concern in excess of SCAQMD thresholds for elements such as NO<sub>x</sub>; SO<sub>x</sub>; or O<sup>3</sup>. The Project will require the use of generators (powered by compressed natural gas) during construction and/or initial operations. Generators shall be certified by the California Air Resources Board (CARB) and obtain a permit from the East Kern Air Pollution Control District (EKAPCD), as applicable. Southern California Edison (SCE) will provide the project site with both temporary and permanent power service.
8. **Healthy Communities:** The Project does not contribute and will not impede or impact aspects of the City's Healthy Community strategies. The City's Health Communities goals include, but are not limited to, decreasing the total Vehicle Miles Traveled (VMT); which in turn reduces emissions (having a positive benefit upon public health); increases in transit ridership; and expansion of healthy grocery items, including Certified Farmer's Markets and other similar opportunities.

**B. General Plan Area Plan(s):** M-1 (Light Industrial Zoning District)

**C. Land Use Designation(s):** Medium Density Residential – 6 D.U./1 Acre (sewered) – 2 D.U./1Acre (unsewered)

**D. Overlay(s), if any:** N/A

**E. Policy Area(s), if any:** N/A

**F. Adjacent and Surrounding:**

1. **Land Use Designation(s):** Light Industrial

2. **Overlay(s), if any:** N/A

3. **Policy Area(s), if any:** N/A

**G. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A